



Rhonda Rance - 9PZR <rhonda.rance@gsa.gov>

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## **Alameda Federal Center, Northern Parcel; 620 Central Avenue; Alameda, CA 94501 (9-G-CA-1604-AD)**

1 message

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**Ramirez, Telesforo (PSC/RLO/RPMS)**

Tue, Jul 25, 2017 at

<Telesforo.Ramirez@psc.hhs.gov>

10:49 AM

To: Rhonda Rance - 9P2PZD <rhonda.rance@gsa.gov>

Rhonda,

This is to provide notice that HHS received an application for the subject property from the First Church of Rasta on July 24, 2017.

Thanks,

Tele

Telesforo Ramirez III, J.D., M.S.

Realty Specialist, Real Property Management Services

Program Support Center

U.S. Department of Health and Human Services

Office: (301) 443-2603

Mobile: (b) (6)

 | [website](#) | [comments](#)





Rhonda Rance - 9PZR <rhonda.rance@gsa.gov>

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## RE: Expression of Interest for HUD property No 54201630019 (Alameda)

1 message

Ritta, Theresa (PSC/REL/RPMS)

Wed, May 24, 2017 at 10:51 AM

<Theresa.Ritta@psc.hhs.gov>

To: Doug Biggs <DBiggs@apcollaborative.org>

Cc: "rhonda.rance@gsa.gov" <rhonda.rance@gsa.gov>

Mr. Biggs:

This is to acknowledge receipt of the Alameda Point Collaborative's below expression of interest in acquiring the subject property for assistance to homeless individuals. In accordance with Title V of the McKinney-Vento Homeless Assistance Act (Title V), all surplus real properties receive priority consideration for uses to assist the homeless. Please note that all clients must meet the definition of homeless promulgated at section 12a.1 of the joint Federal agency Title V regulation published at 45 C.F.R. Part 12a (copy attached). Eligible programs include emergency shelter, transitional housing, permanent supportive housing, and other supportive services for the homeless, etc.

Pursuant to the Federal Assets Sale and Transfer Act of 2016 (H.R. 4465), the Federal Real Property Assistance Program (FRPAP) is now required to review Title V applications in two distinct phases. An applicant is provided seventy-five (75) days to submit an initial application. Upon receipt of the initial application, the FRPAP has ten days to review the application and provide an initial determination. Applications are initially reviewed on the basis of four evaluation criteria: Services Offered, Need, Implementation Time, and Experience. If HHS determines that the applicant met those four evaluation criteria, the applicant is given forty-five (45) days to present a final application containing a reasonable financial plan for FRPAP's review and determination.

Attached is an application packet which contains instructions for completing an initial application to acquire surplus property. The applicant must complete all items of the application packet, excluding items 4.(B), 4.(C), 4.(D) and 4.(E), which pertain to the applicant's proposed financial plan, including funding sources. This initial application is due no later than Monday, August 7, 2017. If HHS determines the applicant met the initial four review criteria, HHS will notify you by letter. At that time, the applicant will be given 45 days to submit a reasonable financial plan.

Please return an initial application, by the stated due date, to [rpb@psc.gov](mailto:rpb@psc.gov). If the application is too large to send as a PDF via email or you do not have the ability to send by email, please contact our office immediately. We will provide you the appropriate physical address to send a hardcopy.

Please note that significant costs may be associated with acquisition of real property and establishment of the proposed program. These expenses may include, but are not limited to the following: facility improvements, property surveys, environmental assessments, lead-based paint and/or asbestos abatements. GSA's attached Homeless Notice provides the minimal building requirements. If you have questions regarding these requirements, please contact GSA directly. Please be aware that applicants may identify possible sources of Federal funding through the publication Federal Programs to Help Homeless People (1993), produced by the Interagency Council on Homelessness (ICH). You may obtain a copy by visiting the HUD User Web Store at [http://webstore.huduser.org/catalog/product\\_info.php/cPath/2/prodcuts\\_it/7548](http://webstore.huduser.org/catalog/product_info.php/cPath/2/prodcuts_it/7548).

You will be notified in writing, the results of our review and determination. Please note, however, that the Department of Health and Human Services (DHHS) does not have the final authority for disposition of the property. The General Services Administration, subsequent to HHS's determination, must assign the property to HHS before it can be conveyed. Please also note that should HHS approve an application, we will not request assignment until such time as we are notified that the property is unoccupied by Federal tenants.

For general information on the application process, please contact RPMS staff on (301) 443-2265. However, if you have specific questions regarding the property (e.g., acreage, floor plans, site visit, etc.), and/or are interested in a tour, please contact Ms. Rhonda Rance, Realty Specialist, Real Property Utilization and Disposal (9PZ), U.S. General Services Administration, Mailbox 9, 50 United Nations Plaza, 4th Floor NW, Room 4345, San Francisco, CA 94102; telephone, (415) 522-3433; email, [rhonda.rance@gsa.gov](mailto:rhonda.rance@gsa.gov).

Regards,

Theresa Ritta

Office: (301) 443-6672

Mobile: (b) (6)

—Original Message—

From: Doug Biggs [mailto:[DBiggs@psc.gov](mailto:DBiggs@psc.gov)] (b) (6)

Sent: Wednesday, May 24, 2017 12:56 PM

To: Ritta, Theresa (PSC/REL/RPMS)

Subject: Expression of Interest for HUD property No 54201630019

The Alameda Point Collaborative is a non-profit organization providing supportive

housing for formerly homeless residents at Alameda Point - a previous homeless accommodation. We wish to submit an expression of interest for the Alameda Federal Center Northern Parcel at 620 Central Ave. Alameda, CA GSA control No 9-G-CA-1604-AD, HUD property No 54201630019.

Our request for the facility would be to utilize it for job training and drop in services for Alameda's more than 100 unhoused homeless. I would appreciate it if you would us with the necessary application instructions so that we can complete the Expression of Interest. Thank you very much.

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Doug Biggs  
Executive Director  
Alameda Point Collaborative  
677 W. Ranger Ave.  
Alameda, CA 94501

(b) (6)

[www.apcollaborative.org](http://www.apcollaborative.org)

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### 3 attachments



**2016 FPAP Title V application.pdf**  
348K



**45 CFR 12a.pdf**  
1147K



**Alameda Federal Center, CA- Combined Homeless and Surplus 4-28-2017 (3).pdf**  
560K



Rhonda Rance - 9PZR <rhonda.rance@gsa.gov>

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## Alameda Federal Center, Northern Parcel; Alameda, CA ( 9-G-CA-1604-AD)

1 message

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**Ramirez, Telesforo (PSC/REL/ESS)**

Tue, May 9, 2017 at 6:37 AM

<Telesforo.Ramirez@psc.hhs.gov>

To: LaPediCab <(b) (6)>

Cc: Rhonda Rance - 9P2PZD <rhonda.rance@gsa.gov>

Mr. Carr:

This is to acknowledge receipt of the below expression of interest in acquiring the subject property for assistance to homeless individuals. In accordance with Title V of the McKinney-Vento Homeless Assistance Act (Title V), all surplus real properties receive priority consideration for uses to assist the homeless. Please note that all clients must meet the definition of homeless promulgated at section 12a.1 of the joint Federal agency Title V regulation published at 45 C.F.R. Part 12a (copy attached). Eligible programs include emergency shelter, transitional housing, permanent supportive housing, and other supportive services for the homeless, etc.

Pursuant to the Federal Assets Sale and Transfer Act of 2016 (H.R. 4465), the Federal Real Property Assistance Program (FRPAP) is now required to review Title V applications in two distinct phases. An applicant is provided seventy-five (75) days to submit an initial application. Upon receipt of the initial application, the FRPAP has ten days to review the application and provide an initial determination. Applications are initially reviewed on the basis of four evaluation criteria: Services Offered, Need, Implementation Time, and Experience. If HHS determines that the applicant met those four evaluation criteria, the applicant is given forty-five (45) days to present a final application containing a reasonable financial plan for FRPAP's review and determination.

Attached is an application packet which contains instructions for completing an initial application to acquire surplus property. The applicant must complete all items of the application packet, ***excluding items 4.(B), 4.(C), 4.(D) and 4.(E)***, which pertain to the applicant's proposed financial plan, including funding sources. This initial application is due no later than **Monday, July 24, 2017**. If HHS determines the applicant met the initial four review criteria, HHS will notify you by letter. At that time, the applicant will be given 45 days to submit a reasonable financial plan.

Please return an initial application, by the stated due date, to [rpb@psc.gov](mailto:rpb@psc.gov). If the application is too large to send as a PDF via email or you do not have the ability to send by email, please contact our office immediately. We will provide you the appropriate physical address to send a hardcopy.

Please note that significant costs may be associated with acquisition of real property and establishment of the proposed program. These expenses may include, but are not limited to the following: facility improvements, property surveys, environmental assessments, lead-based paint and/or asbestos abatements. GSA's attached Homeless Notice provides the minimal building requirements. If you have questions regarding these requirements, please contact GSA directly. Please be aware that applicants may identify possible sources of Federal funding through the publication Federal Programs to Help Homeless People (1993), produced by the Interagency Council on Homelessness (ICH). You may obtain a copy by visiting the HUD User Web Store at [http://webstore.huduser.org/catalog/product\\_info.php/cPath/2/prodcuts\\_it/7548](http://webstore.huduser.org/catalog/product_info.php/cPath/2/prodcuts_it/7548).

You will be notified in writing, the results of our review and determination. Please note, however, that the Department of Health and Human Services (DHHS) does not have the final authority for disposition of the property. The General Services Administration, subsequent to HHS's determination, must assign the property to HHS before it can be conveyed.

For general information on the application process, please contact RPMS staff on (301) 443-2265. However, if you have specific questions regarding the property (e.g., acreage, floor plans, site visit, etc.), and/or are interested in a tour, please contact Ms. Rhonda Rance, Realty Specialist, Real Property Utilization and Disposal Division (9PZR), 50 United Nations Plaza; San Francisco, CA 94102-4912; telephone, (415) 522-3433; rhonda.rance@gsa.gov.

Regards,

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Telesforo Ramirez III, J.D., M.S.

Realty Specialist, Real Property Management Services

Program Support Center

U.S. Department of Health and Human Services

Office: (301) 443-2603

Mobile: (b) (6)

 | [website](#) | [comments](#)





**From:** LaPediCab [mailto:(b) (6)]  
**Sent:** Monday, May 08, 2017 5:59 PM  
**To:** Ramirez, Telesforo (PSC/REL/ESS)  
**Subject:** Re: View appointment Alameda County Federal center

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CA0767KK

The Los Angeles PediCab Company, take it slow

On May 8, 2017, at 12:55 PM, Ramirez, Telesforo (PSC/REL/ESS)  
<Telesforo.Ramirez@PSC.hhs.gov> wrote:

Mr. Carr:

Does the property have a GSA Number?

Thanks,

Telesforo Ramirez III, J.D., M.S.

Realty Specialist, Real Property Management Services

Program Support Center

U.S. Department of Health and Human Services

Office: (301) 443-2603

Mobile: (b) (6)

<image001.png> | website | comments

<image002.jpg>

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**From:** LaPediCab [mailto:(b) (6)]  
**Sent:** Monday, May 08, 2017 2:02 PM  
**To:** Rhonda Rance - 9PZR; PSC RPB (PSC/REL/RPMS)  
**Subject:** View appointment Alameda County Federal center

My name is Deriq Carr w the first church of Rasta. We are located at 4334 Leimert Blvd Los Angeles, CA 90008 and are very interested in utilizing property Alameda Federal Center. For homeless outreach in that region.

Please contact me @ (b) (6) I would also like to set up a viewing appointments.

Thanks for your response,

The Los Angeles PediCab Company, take it slow

On May 8, 2017, at 10:45 AM, Rhonda Rance - 9PZR  
<rhonda.rance@gsa.gov> wrote:

If you need to discuss a real property case with me, please send a detailed email that includes your complete contact information. I will respond as soon as possible after I return to work.

If you need assistance regarding ADMIRALS COVE, **only**, please contact Anita Lee on (415) 522-3439 or email: [anita.lee@gsa.gov](mailto:anita.lee@gsa.gov)



## Rhonda Rance

### Realty Specialist

Real Property Utilization & Disposal  
(9PZ)

U.S. General Services Administration  
Mailbox 9

50 United Nations Plaza, 4th Floor  
NW, Room 4345

San Francisco, CA 94102-4912

Office: (415) 522-3433 Cell: (b) (6)

(b) (6)

Email: [rhonda.rance@gsa.gov](mailto:rhonda.rance@gsa.gov)

Real Property Disposal Site:

[Disposal.gsa.gov](http://Disposal.gsa.gov)

Online Auction Site:  
[RealEstateSales.gov](https://RealEstateSales.gov)

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**3 attachments**

**2016 FPAP Title V application.pdf**  
348K



**45 CFR 12a.pdf**  
1147K



**Title-V-Listing-2017-04-28.pdf**  
41K